

DECISION CHECK LIST
GRAFTON PLANNING BOARD
MODIFICATION OF DEFINITIVE SUBDIVISION PLAN
“GRAFTON HILL” SUBDIVISION

12 Clearview Street, Grafton MA
(Assessor’s Map 47, Lot 48)

Westerly Side Grafton LLC, (Applicant / Owner)

The following list represents action items requiring attention during the course of the project. See the full DECISION for all conditions associated with this permit.

Standard Conditions

- C9. _____ This Modification of Definitive Plan Decision shall be recorded in the Worcester District Registry of Deeds (WDRD) prior to any ongoing Town review and / or peer review associated with conditions set forth in this Decision.
- _____ The Applicant shall submit evidence to the Planning Board that this Decision has been recorded at the WDRD, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number.
- _____ Any such Plan(s) submitted to the Planning Board for approval shall contain reference to this Decision, as well as other related approvals, indicating that such plans are prepared pursuant to said Decision(s)/Approval(s) and shall include WDRD recording information, including Book and Page numbers.

Conditions to be satisfied Prior to Endorsement of the Modified Plan

- C11. _____ The Conditions set forth in this Decision shall be inscribed on a sheet of the Plans suitable for recording at the Worcester Registry of Deeds (WDRD). Such sheets shall be so recorded as part of the Modified Definitive Plan. Reference to these Conditions, as well as the WDRD Book and Page number of the recorded Decision and the corresponding sheet numbers shall also be inscribed on any sheet(s) that do not contain the Conditions of Approval
- C12. _____ Revise plans to address comments received from the Sewer Department (EXHIBIT #8) which state: Area between SMH sta. 11+03 and SMH sta. 13+92 must be ductile iron pipe per department standard.
- C13. _____ Revise plans to address comments received from Graves Engineering dated January 7, 2016 (EXHIBIT #27): Revise Sheet 4 of 5 of the Land Plan to show property ownership on the abutting property located on the east side of North Street.
- C14. _____ The Draft Sewer Easements, Draft Declaration of Deed Restrictions and Draft Restrictive Covenant shall be reviewed and approved by the Planning Board.
- C15. _____ Per the requirements of Section 3.3.7.3 of the Subdivision Rules & Regulations, the Applicant shall submit acceptable construction and maintenance schedule documents. The Board may require modifications to any and all of said proposals. Endorsement may be withheld at the Board’s discretion until such proposals are deemed by the Board to be acceptable.

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Modification of a Definitive Subdivision Plan - "Grafton Hill" Subdivision

12 Clearview Street, Grafton

Westerly Side Grafton, LLC (Applicant / Owner)

Page 2 of 2

Conditions to be satisfied prior to the Start of Any Construction Activity

- C16. ___ The approved Modified Definitive Plan, approved Restrictive Covenant, approved Sewer Easement and approved Declaration of Deed Restrictions shall be signed by the Planning Board. The signed documents shall be recorded at the Worcester District Registry of Deeds. The Applicant / Developer shall notify the Planning Board within ten (10) days of the recording of all pages of the approved documents and will notify the Board in writing, presenting evidence of the recording.
- C17. ___ Prior to the commencement of work, the Planning Board shall be provided with the following:
- a. Five (5) full size, 24" x 36", recorded plan sets, one of which shall be sent directly to the Town's peer review consulting engineer. The recorded plan set shall include the information required pursuant to Condition #C11 through #C15.
 - b. An electronic copy of the recorded plan set. The electronic copy shall be in a "PDF" compatible format.
- C18. ___ Prior to commencing any work within North Street, a public way, all required permits / approvals shall be obtained from the Grafton Department of Public Works.
- C19. ___ In accordance with the National Pollutant Discharge Elimination System (NPDES) Phase II requirements, a Stormwater Pollution Prevention Plan shall be maintained at all times on the Site by the Applicant / Developer. A copy of this document shall be forwarded to the Planning Board, Conservation Commission and Department of Public Works prior to commencing any construction activity.

Conditions to be met prior to Release of Lots or Reduction of Surety

- C25. ___ Deed restrictions for the common easement areas for each lot shall be submitted to the Planning Board or its agent for approval. Draft deed language shall be submitted for approval to the Planning Board or its Agent. Final approval of draft deed restriction language shall be granted via correspondence from the Planning Board or its agent. The Applicant / Developer shall be responsible for recording the approved deed restrictions at the Worcester District Registry of Deeds (WDRD) and provide evidence to the Planning Board, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number. All lot release requests submitted to the Planning Board will include reference to the deed restrictions on said lots.

Conditions to be met prior to the Issuance of either a Temporary or Permanent Occupancy Permit

- C28. ___ The Building Inspector, in consultation with the Town Planner, shall require proof of a valid and duly recorded Lot Release for said lot in question.
- C29. ___ Inspection of each lot shall be made by the Fire Department to ensure compliance with safety requirements such as visibility of street numbers day and night, access to the perimeter for firefighting purposes, entrances shall be void of all obstacles to a minimum of 30 feet (light poles, trees, shrubs, stonewalls, gates, posts, mailboxes, etc.) and any other requirement set forth by the Fire Department to ensure adequate safety access.